Appendix A Design Plans

PLANNING PROPOSAL

14 OCTOBER 2020

PENRITH WESTFIELD LIVING CENTRE

scott carver

SCENTRE GROUP

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DOCUMENT INFORMATION

PENRITH WESTFIELD - MIXED USE
Project Number: 20190034
File Name: *20190034_AR_SK006.indd*

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DOCUMENT HISTORY

Revision	Date	Remarks	Authorised
A	22.09.2020	FOR INFORMATION	E.S.
B	07.10.2020	FOR INFORMATION	E.S.
C	13.10.2020	FOR INFORMATION	E.S.
D	14.10.2020	FOR INFORMATION COUNCIL PRE-LODGEMENT	E.S.

CONTENTS

1.0	ANALYSIS | URBAN CONTEXT AND AMBITION	**6**
2.0	VISION | A NEW LIVING CENTRE	**16**
3.0	TRANSLATING THE VISION	
3.1	BOREC HOUSE	**30**
3.2	THE HUB	**44**
3.3	RILEY STREET	**62**
4.0	REALISING THE VISION | THE PENRITH INNER CITY LIFESTYLE	**68**
A.0	APPENDIX	**73**



PENRITH “THE GROWTH CITY”

“MAKING INNER CITY LIVING A REALITY”

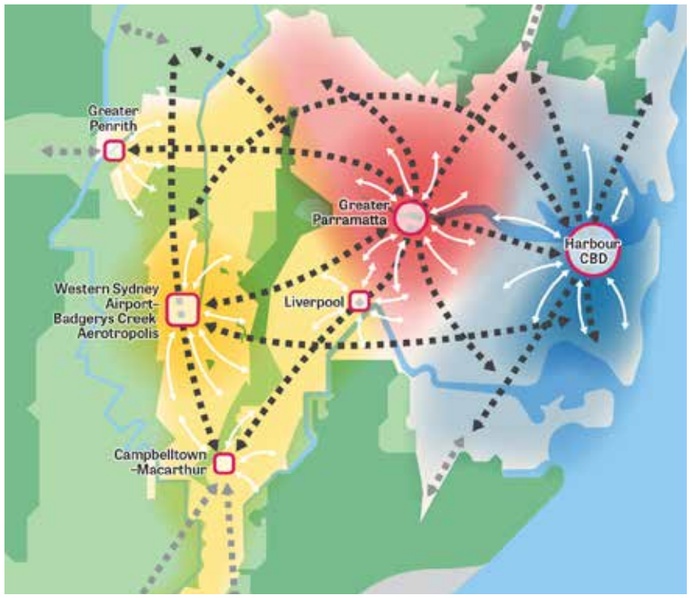
1.0

ANALYSIS

CITY AMBITIONS & URBAN CONTEXT

STRATEGIC CONTEXT

GREATER SYDNEY COMMISSIONS VISION (2017)



Source: Western City District Plan

PENRITH IS IDENTIFIED AS A METROPOLITAN CLUSTER

+ Penrith is located in the Western Parkland City and is positioned as one of the key Metropolitan Clusters
+ New connection to the future airport is proposed which will support higher density development.



Source: Western City District Plan

GREATER PENRITH COLLABORATIVE AREA

+ Collaborative Area to grow up to 50,000 jobs over the next 25 years
+ Revitalize and grow the Penrith CBD
+ Support and enhance a viable commercial core.

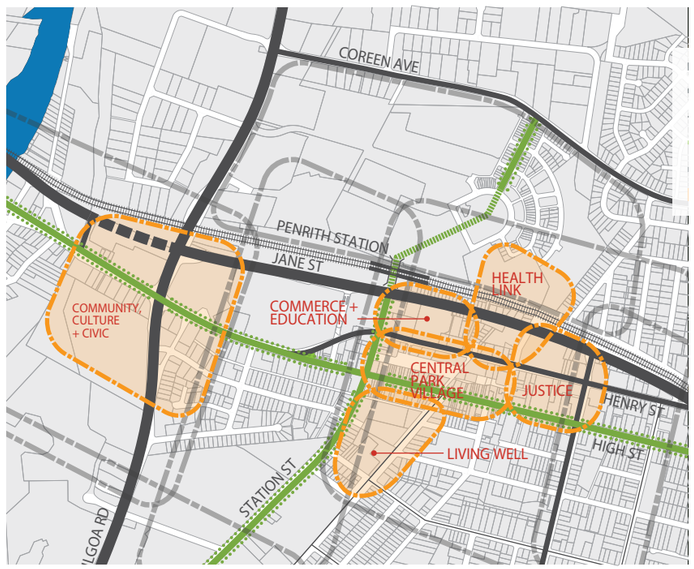
COUNCIL'S VISION (2006)



PENRITH CITY CENTRE - ACTIVITY PRECINCTS & PUBLIC DOMAIN

City Centre strategy to achieve quality built environment through visual and functional continuity:

+ Defining activity precints and the public domain.
+ Connecting precincts and establishing key nodes in the city.
+ Street edge, defined ground and upper storey.



Source: Penrith City Centre Strategy 2006 (top), Penrith City Centre Public Domain Masterplan 2013

PENRITH PROGRESSIVE PLAN (MAY 2015)

+ Call to Action document to transform the city centre and deliver jobs for the future
+ Talks of delivery opportunity & city shaping elements.

PENRITH DEMOGRAPHICS

PENRITH COMMUNITY PROFILE 2018

OUTCOME 1 - WE CAN WORK CLOSE TO HOME

Helping our community find a local job that suits them

OUTCOME 2 - WE PLAN FOR OUR FUTURE GROWTH

Making sure that services and infrastructure keep up as Penrith grows

OUTCOME 3 - WE CAN GET AROUND THE CITY

Making sure we can get from place to place safely and easily, whether we drive, walk, cycle or ride the train or bus.

OUTCOME 4 - WE HAVE SAFE, VIBRANT PLACES

Making sure our public spaces are safe, pleasant places to be

OUTCOME 5 - WE CARE FOR OUR ENVIRONMENT

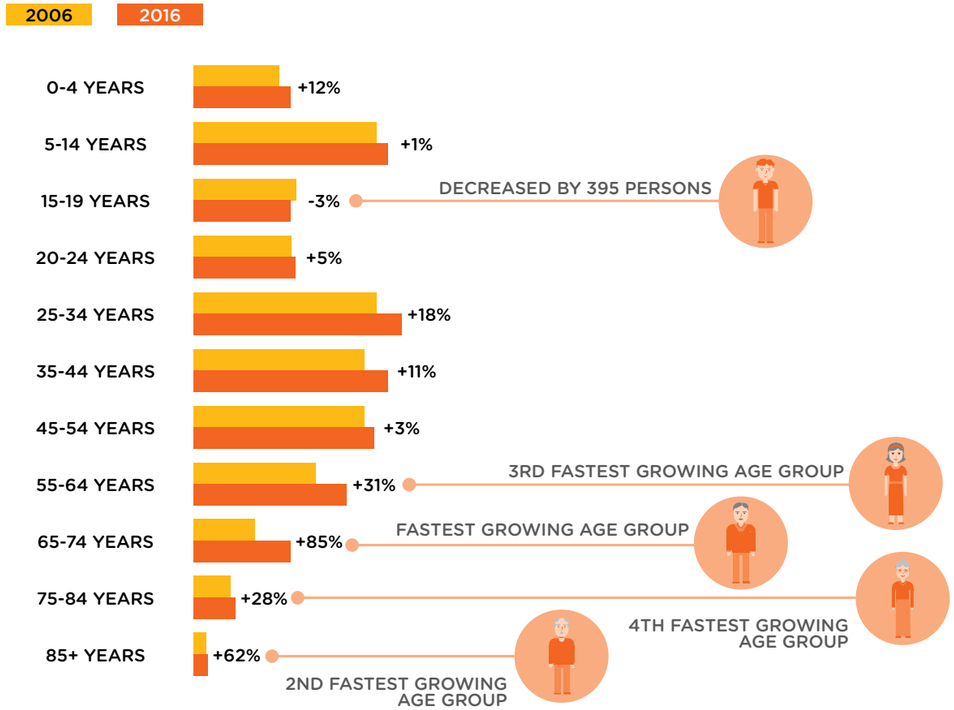
Protecting our air and water quality, and our natural areas

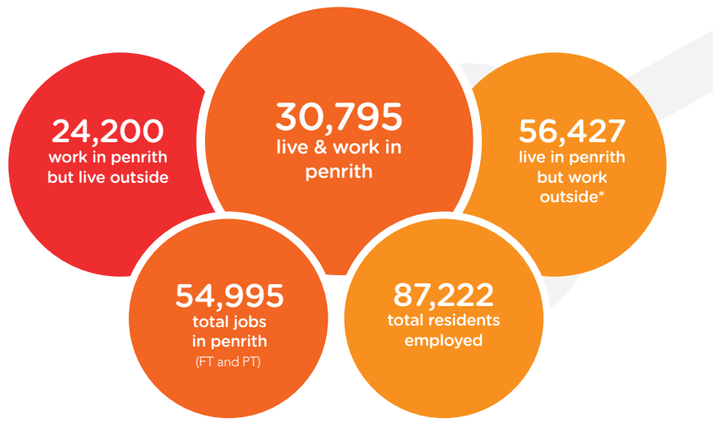
OUTCOME 6 - WE ARE HEALTHY AND SHARE STRONG COMMUNITY SPIRIT

Supporting the physical and mental health of our community

OUTCOME 7 - WE HAVE CONFIDENCE IN OUR COUNCIL

Putting our values into action.
We are accountable. We show respect. We encourage innovation.





PENRITH COLLECTIVE AMBITION

PENRITH PROGRESSION - A PLAN FOR ACTION - 2015



PUT PENRITH ON THE MAP

- Events & festivals
- Share our story, how far we've come
- Collaboration not competition
- Build on 'Adventure Capital'



CREATE A GREEN CITY

- Innovative buildings
- Roof top gardens
- Renewable energy
- Shade & greenery



FOSTER INVESTMENT AND INNOVATION

- Jobs of the future
- Help start-up businesses
- Leverage our strength in health and medicine
- Digital economy & NBN advantage
- Business & learning hubs
- Capitalise on airport



MAKE PEDESTRIAN AND CYCLE FRIENDLY STREETS

- Pedestrian priority zones
- Bike hire
- Improved public transport
- Less cars in the city centre
- Connect to hospital, river, station, university, Thornton
- Connected north & south with green linkages



CREATE A CITY HEART

- A central park - to meet, relax, hold events, share experiences
- Community & cultural events
- Activate arcades



A 24 HOUR CITY

- Vibrant, lively & safe 24/7
- Extended hours for dining, entertainment, roof-top bars
- Night-time economy
- Laneway culture



MORE DENSITY AND DIVERSITY

- Compact residential, commercial/retail
- Smart mixed use design
- Cafés, restaurants, bars
- More housing types
- Business and development opportunities
- Boutique shops, virtual shopping wall



CONNECT TO OUR RIVER

- Cultural & entertainment opportunities
- Accessible & family friendly
- Restaurants, cafés, markets, outdoor cinema & jazz evenings
- Create a green corridor of parks for mixed use
- Tourism opportunities of river link

PENRITH COLLECTIVE AMBITION

ECONOMIC DEVELOPMENT STRATEGY - BUILDING THE NEW WEST - 2017

2.2 PENRITH GROWTH SNAPSHOT

State Government plans such as *A Plan for Growing Sydney* recognise the role Western Sydney plays now and into the future, in terms of driving future productivity of Sydney and NSW. The Plan estimates that in 20 years, 900,000 more people will live in Western Sydney. The emergence of the new airport as a hub of economic activity and improved transport infrastructure and connections will enable centres such as Penrith, Liverpool and Campbelltown-Macarthur to continue to grow as regional centres.

Penrith's growth over the next 15 years is shown below. As shown in Figure 4, Penrith's economic catchment is expected to reach more than one million by 2031.

	PEOPLE LOCAL GOVERNMENT AREA	PEOPLE ECONOMIC CATCHMENT	HOUSES	JOBS
Now	200,000	500,000	70,000	70,000
2031	260,000	1 Million+	100,000	120,000

Figure 4 *Penrith's growth snapshot.*



NIGHT TIME ECONOMY STRATEGY

PENRITH NIGHT TIME ECONOMY STRATEGY - 2016

This strategy aims to:

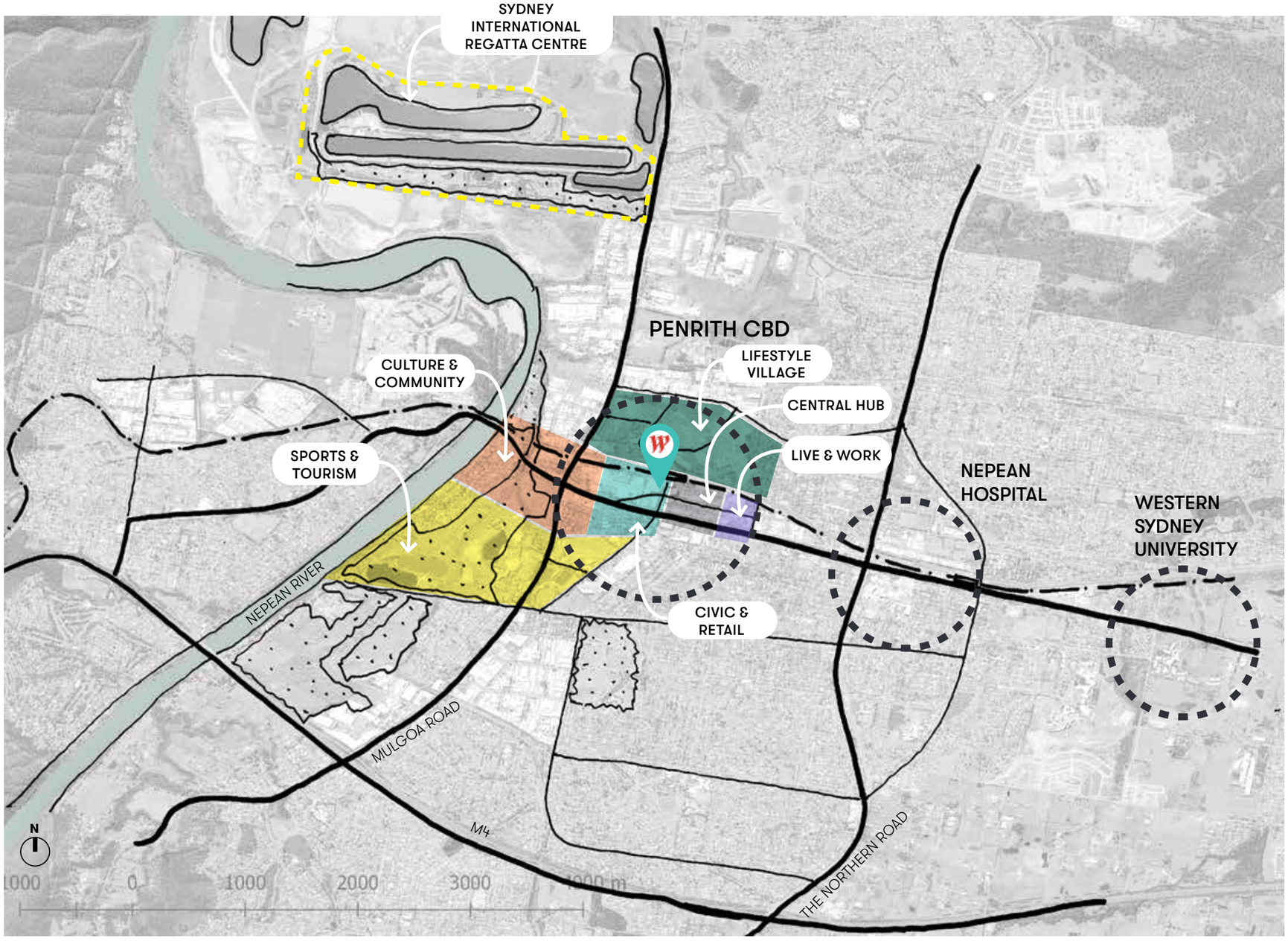
- Build on Penrith's current strengths:
  - The diverse business base – including the range of retail, commercial, food and beverage outlets, including banks, clothes shops, estate agents, gymnasiums
  - The civic and cultural assets – such as the Joan Sutherland Performing Arts Centre, Penrith City Council chambers, Penrith City Library and the Nepean College campus
  - Existing nigh time economy – The popular restaurant and dining areas, take away food shops, and well established licensed premises
  - Significant leisure and recreation assets – Including the Penrith Panthers, Penrith RSL, and Joan Sutherland Centre, which attract a large number of patrons from a regional catchment to Penrith regularly
  - The diverse urban landscape – appreciating the potential opportunities related to the different precincts within the city and the unique built environment. Including opportunities associated with public plazas, strip shopping, and arcades
  - Existing access arrangements – including abundant car parking and public transport access
  - Potential for growth – both in terms of increasing populations within the city, and also opportunities generated through major developments
- Change perceptions: Penrith is active!
- Create an environment to support diverse range of activities and attractions
- Become a living City with an integral NTE
- Create more opportunities for growth



GREATER PENRITH

PENRITH PROGRESSION - A PLAN FOR ACTION - 2015

CITY PLACES



FORECAST

	PEOPLE LOCAL GOVERNMENT AREA	PEOPLE ECONOMIC CATCHMENT	HOUSES	JOBS
Now	200,000	500,000	70,000	70,000
2031	260,000	1 Million+	100,000	120,000

Figure 4 Penrith's growth snapshot.

GOALS

+ REVITALISE & GROW PENRITH CBD
+ OPPORTUNITY TO DELIVER SHAPING ELEMENTS
+ ENHANCE A VIABLE COMMERCIAL CORE
+ STRENGTHEN TOURISM AND NIGHT-TIME ECONOMIES
+ PROMOTE URBAN LIVING & ACTIVATE PUBLIC SPACES
+ SUPPORT INNOVATION

- SPORTS + TOURISM
- COMMUNITY + CULTURE
- CIVIC + RETAIL
- LIFESTYLE VILLAGE
- CENTRAL HUB
- LIVE + WORK

CONTEXT ANALYSIS

CONDITIONS AND CONNECTIVITY

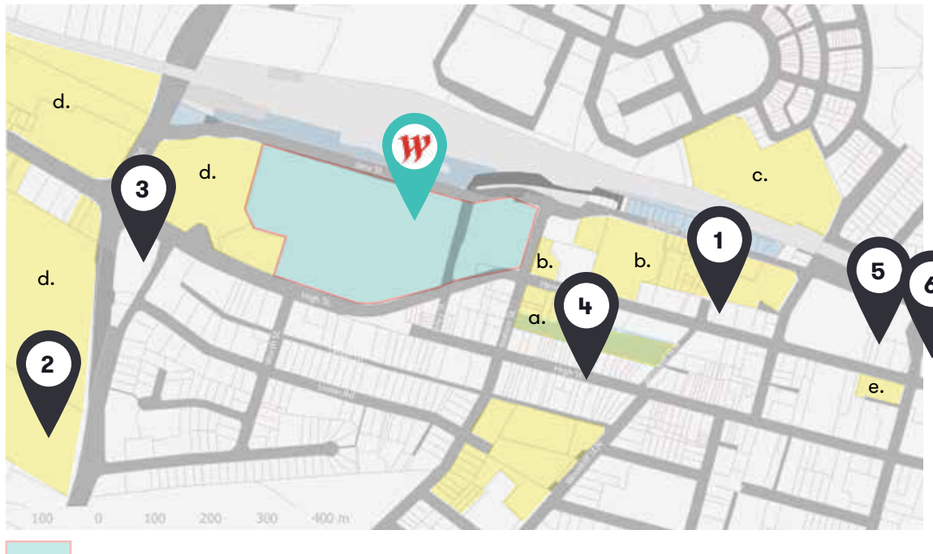


RECENT RANGE OF DEVELOPMENT PROPOSALS IN THE AREA

It is evident that Penrith is going through rapid change. There are multiple developments under construction in the area and various DA's and Planning Proposal underway. Below is a snapshot of some of these projects. Also identified area the opportunity areas from the Penrith Progression Plan 2015.

+ Several opportunity sites have been identified within the Penrith City Centre as outlined in the Penrith Progression Plan 2015. There are allowances for variation of building height and FSR provisions within the LEP.
+ Some of the recent developments attuned to the market direction have pushed the current development controls.

No.	Name	Details
1	SOPER PLACE	600 CAR SPACES, COMMERCIAL AND PUBLIC SPACE
2	ESQ1818AT PANTHERS SITE	850 APARTMENTS, 14 STOREYS
3	TOGA'S PENWAY PLACE	STAGE 1 - 81 APARTMENTS, 10 STOREYS
4	57 HENRY STREET	2 TOWERS, 431 APARTMENTS, 25 & 41 STOREYS
5	39-49 HENRY ST PRECINCT - TRIFALGA	6300 SQM, 445 APARTMENTS, 100 KEY HOTEL, 34 STOREYS
6	HIGH STREET UPGRADE	PUBLIC DOMAIN FACE LIFT



Westfield Penrith

Opportunity areas identified in Penrith Progression Plan 2015

a. City Park village
b. Commerce and Education Precinct
c. Health Link Precinct
d. Community, Culture and Civic Precinct
e. Justice Precinct













CURRENT PLANNING POLICES

**CURRENT REGULATIONS LIMITS PENRITH'S POTENTIAL TO BECOME A METROPOLITAN CLUSTER.
AS A RESULT, A STRUCTURE THAT WILL ENABLE MEANINGFUL DEVELOPMENT OPTIONS FOR THE SITES IS REQUIRED.**

PENRITH LEP 2010



ZONING PLAN

+ Site is Zoned B3 - Commercial Core.

BUILDING HEIGHTS PLAN

+ Building Height applicable to site is 20m
+ Height of developments across Station Street ranges from 32m,56m and 80m.



FSR PLAN

+ Current FSR on site is 1.6:1
+ FSR of surrounding areas ranges from 3:1 to 4:1.

HERITAGE

PENRITH DCP 2014 - SETBACKS, FRONTAGE AND HEIGHT



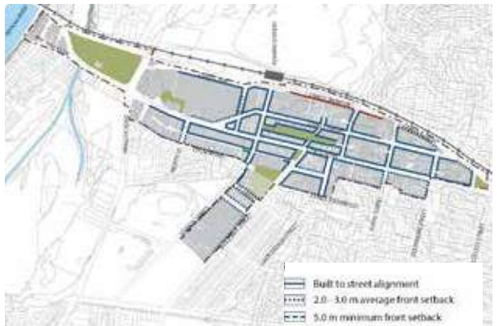


Table E11.1: Controls for building depth and height

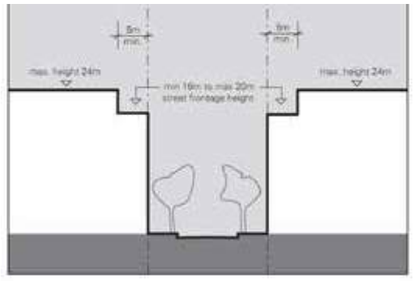
Land Use	Building Use	Condition	Maximum Floorplate	Maximum Building Depth (excludes balconies)
Commercial Core	All	Above 24m height	1,200m^2	25m

Table E11.3: Maximum site cover & minimum deep soil for development

Zone/Area	Maximum Site Cover	Minimum Deep Soil Area
Commercial Core	100%	0%

Table E11.2: Minimum side and rear setback distance from property boundary

Zone	Building Height and Use	Minimum Setback
Commercial Core	Up to a height of 20m	0m
	Above 20m	5m
	Above 24m	12m



STREET FRONTAGE HEIGHT TYPE A

HEIGHT, FSR AND SETBACK

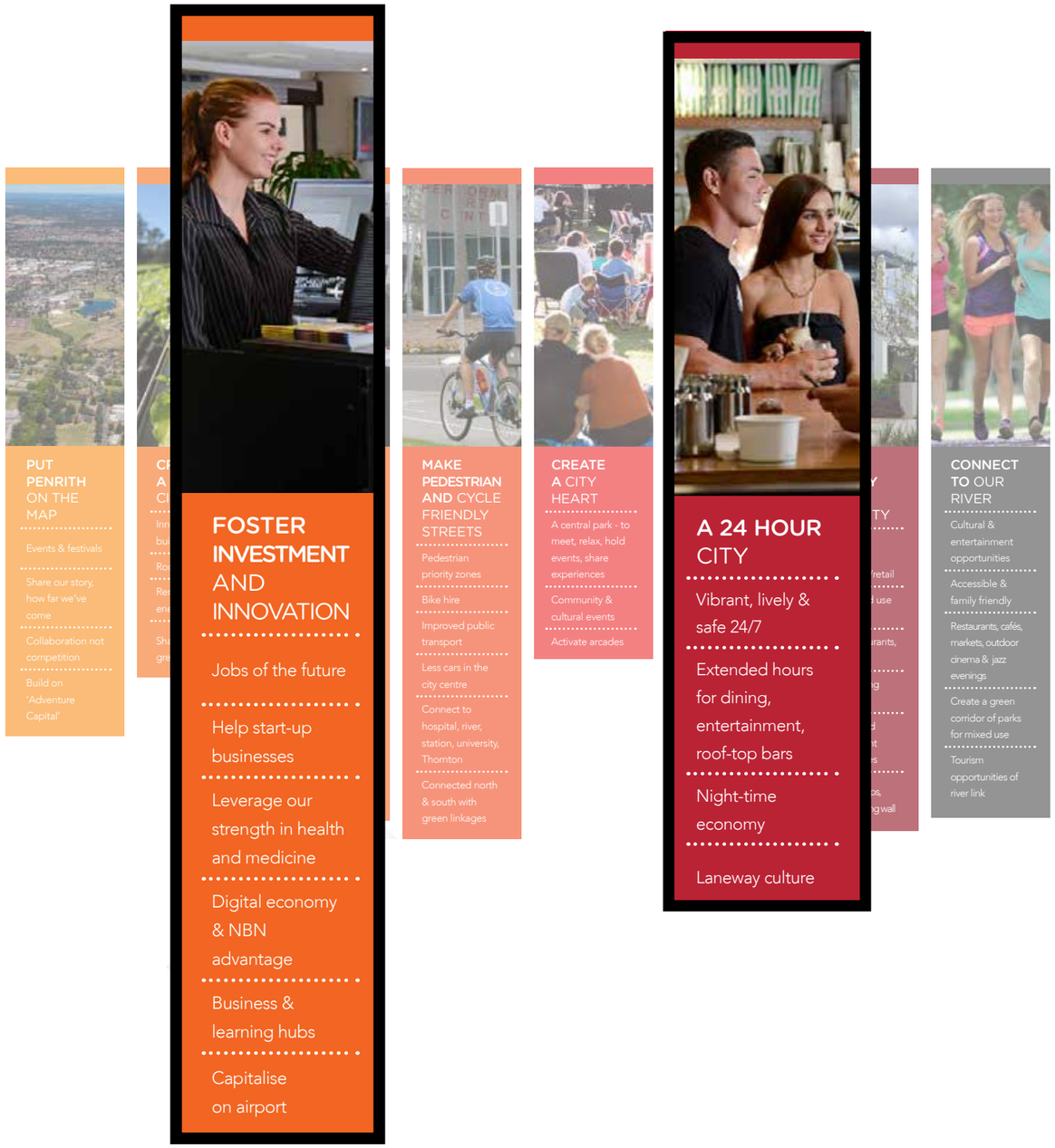
+ With the rapidly evolving CBD, an evaluation is required of height, FSR and setback of the Commercial Core in relation to its regional position
+ Height: for the feasibility purpose we have taken base, medium and high case scenarios
+ Setback: we have respected the street frontage at ground level; the tower setback is adjusted to ensure a more compact urban form and a landmark development with a minimum of 5m setback from the street edge.

2.0

VISION

A NEW LIVING CENTRE

ALIGNED ASPIRATIONS



STRATEGIC DIRECTIONS	GAME CHANGER / OPPORTUNITY	BIG IDEAS
• Grow preventative health, lifestyle health & sports excellence • Expand allied health training • Broaden delivery through telehealth	• Penrith Health & Education Precinct (PHEP) • Multi-User Depot (MUD) site	• Private hospital • Research Foundation • Place making & promotion
Upskill local people for jobs of the future • Upskill local people for jobs of the future • Strengthen the flow of local people into local jobs • Build on existing infrastructure	• Skilled workforce • East-West Economic Corridor	• New university • TAFE site redevelopment
Build on existing infrastructure **Celebrate Penrith's sense of place and unique identity** • Celebrate Pen… unique identity • Support … places an…	…y Centre transformation	• City Park • Carpenters site • Creative Industry Hub • Night Time Economy • City deals
Support cultural development, activate places and celebrate diversity **Leverage strategic location** • Leverage strategic location • Promote extent of land availability • Innovate through technology, business strategy and research	• Western Sydney Priority Growth Area (WSPGA) • Established manufacturing clusters	• Sydney Science Park • Niche industry/Small Medium Enterprises (SMEs)
Deliver short term accommodation • Deliver short term accommodation • Capitalise on natural assets • Collaborate with neighbours and industry	• Adventure Capital of NSW	• Hotel 4-4.5 Star • Destination Holiday Park • River
Collaborate with neighbours and industry **Target high value development** • Target high value development • Bring forward delivery of jobs • Build connectivity through the digital economy	• Western Sydney Airport	• North-South Rail Connection

ALIGNED ASPIRATIONS



OUTCOME 1 - WE CAN WORK CLOSE TO HOME

Helping our community find a local job that suits them

OUTCOME 2 - WE PLAN FOR OUR FUTURE GROWTH

Making sure that services and infrastructure keep up as Penrith grows

OUTCOME 3 - WE CAN GET AROUND THE CITY

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OUTCOME 4 - WE HAVE SAFE, VIBRANT PLACES

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Protecting our air and water quality, and our natural areas

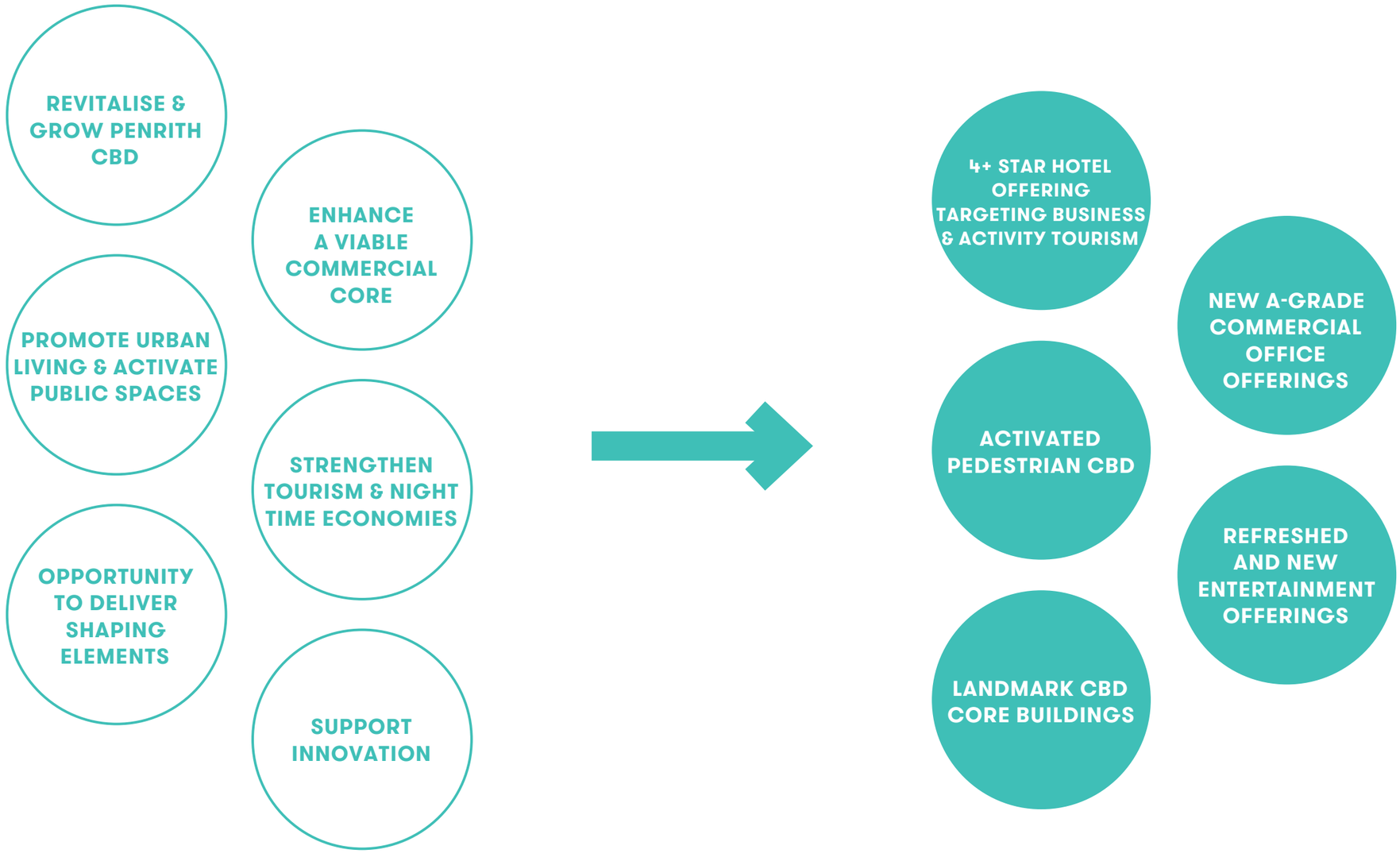
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Supporting the physical and mental health of our community

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Putting our values into action.
We are accountable. We show respect. We encourage innovation.

TRANSLATING INTO A BUILT VISION



A NEW ACTIVATED PENRITH



OUR VISION IS FOR A **CONNECTED** PRECINCT.

A PRECINCT THAT BRINGS PEOPLE TOGETHER AND CREATES A **COMMUNITY**, A DYNAMIC MIX OF RETAIL PATRONS, CREATIVE WORKERS, MILLENNIALS AND HOTEL GUESTS LOOKING TO EXPERIENCE THE LOCAL LIFESTYLE.

IMAGINE A TRULY MIXED USE PRECINCT THAT LEVERAGES OFF THE SUCCESS OF EXISTING FACILITES AND ENGAGES WITH THE MOUNTAIN & THE RIVER.

A NEW LIVING CENTRE SUPPORTING THE VISION OF A 24 HOUR CITY.

PUTTING PENRITH CBD ON THE MAP

ENTERTAINMENT

EXISTING ENTERTAINMENT FACILITIES/PRECINCTS

1. THE CLIMBING CENTRE
2. NEPEAN AQUATIC CENTRE
3. JOAN SUTHERLAND PERFORMING ARTS CENTRE
4. PENRITH RSL
5. CABLES AQUA PARK
6. PENRITH PANTHERS CENTRE
7. THE MUSEUM OF FIRE
8. GREAT RIVER WALK











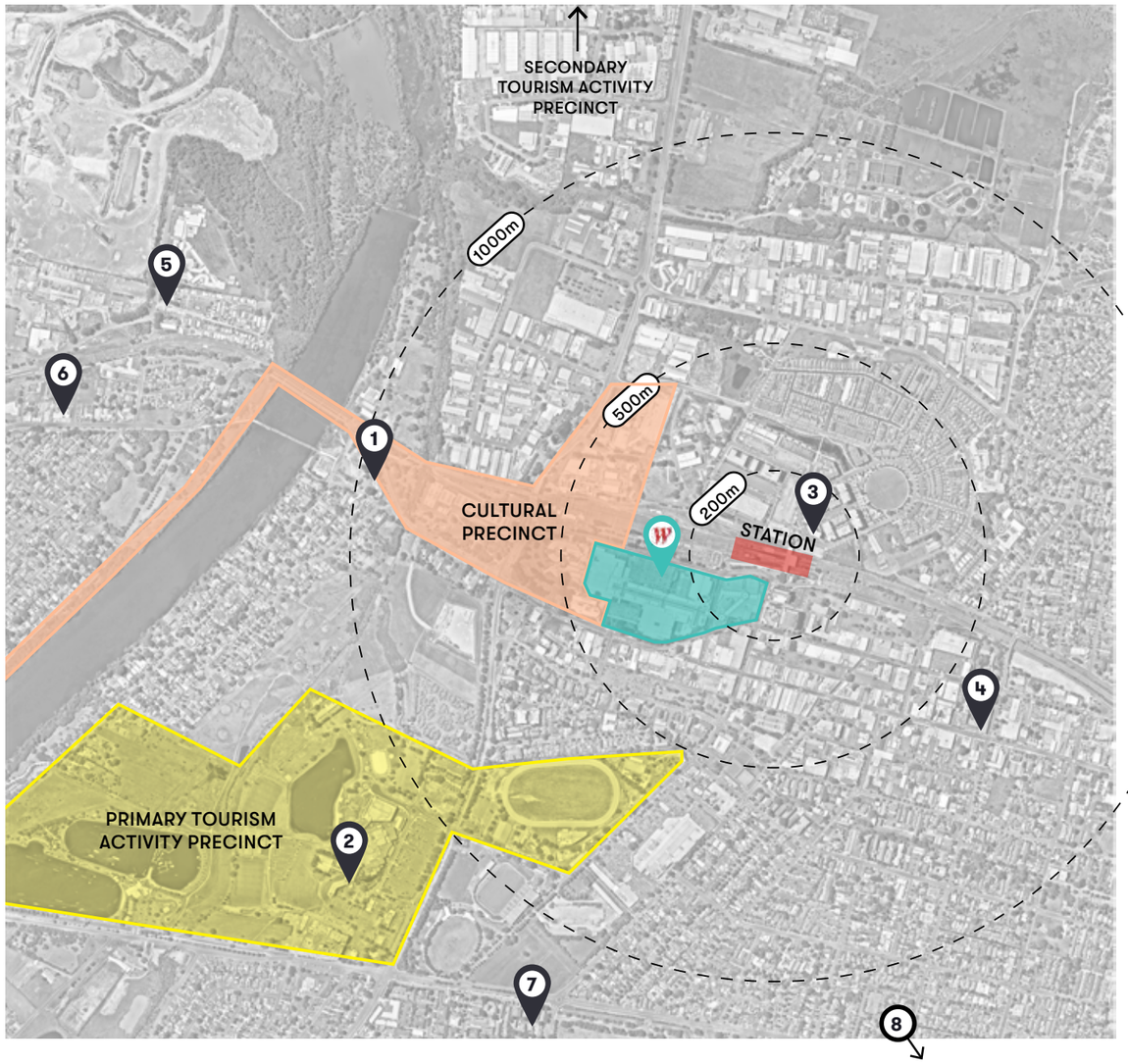




ACCOMMODATION

EXISTING HOTELS & SERVICED APARTMENTS

1. **PENRITH VALLEY INN**
   4-star hotel
2. **MERCURE HOTEL**
   4-star hotel
3. **QUEST PENRITH**
   Serviced Apts
4. **PENRITH HOTEL MOTEL**
5. **INGENIA HOLIDAYS NEPEAN RIVER**
   4-star hotel
6. **VALUE SUITES PENRITH**
   3-star hotel
7. **ASTINA PARKSIDE**
   Serviced Apts
8. **NIGHTCAP (JAMISON HOTEL)**
   3-star hotel















EMPLOYMENT

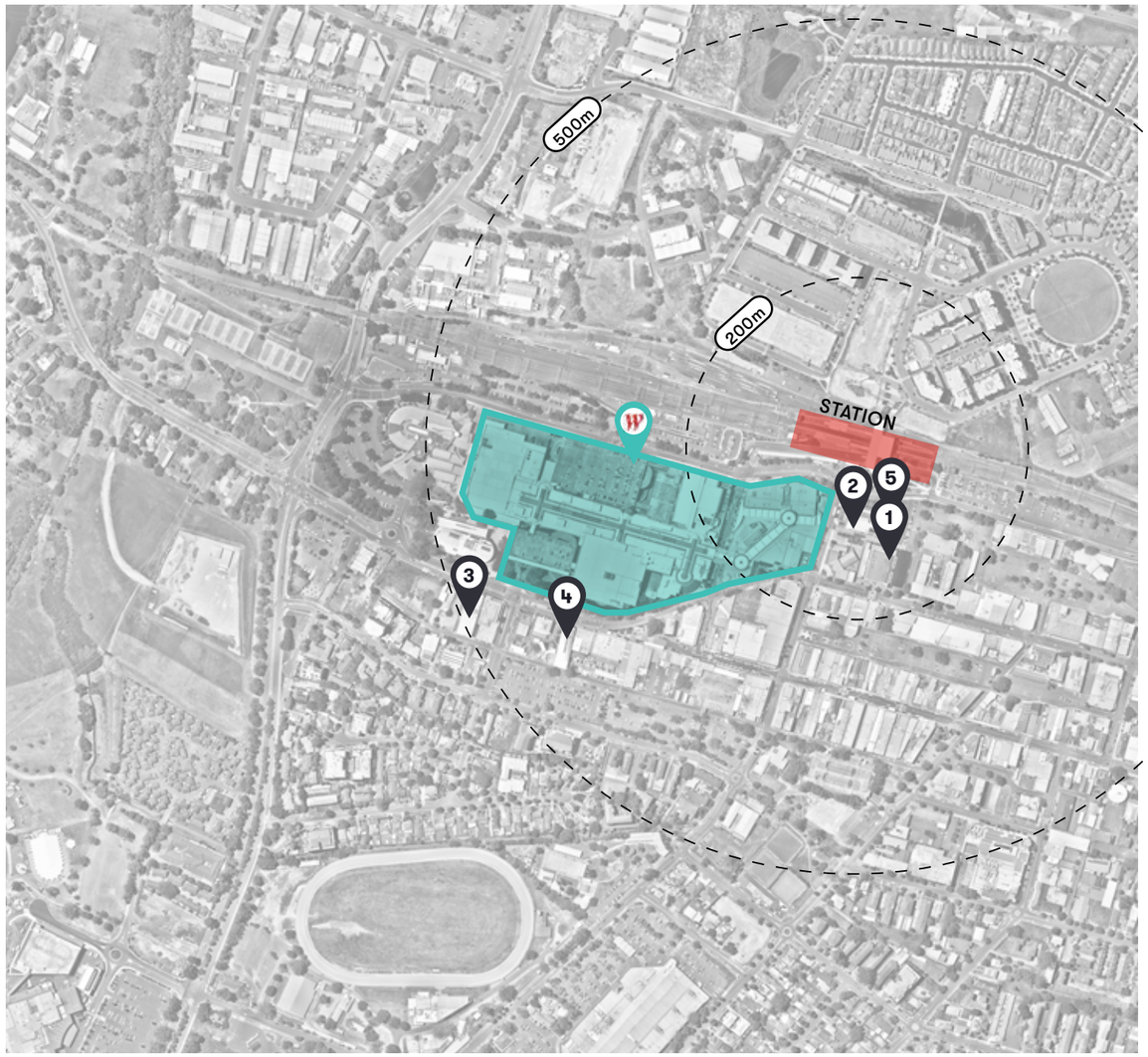
EXISTING COMMERCIAL BUILDING OFFERING

1. 121 Henry St - Australian taxation office
2. 2-6 station St - NSW government offices
3. 606 High St - Australian electrol Commision
4. 580 High St
5. 50 Belmore St - DA approved

Target

Up to 55,000 local jobs
in Penrith by 2031.

PENRITH CITY COUNCIL Economic Development Strategy



EXISTING COMMERCIAL BUILDING OFFERING













A-GRADE COMMERCIAL

	PARAMETER	UNIT	GRADE A
Environment	Environmental Rating	Green Star- Desgin & as Built	5 Star
Configuration	Building size	SQM NLA	>10 000 SQM NLA
	Floor plate	SQM NLA	>1000 SQM NLA
	Tenant service zone	mm	>=125mm
	High loding	% of NLA	5%>7.5kPa
Mechanical	Air conditioning	SQM	<85/120
	Chilled beam density	Watts per m^2	<20/35
	Tenant equipment	Watts per m^2	>=12
	Tenant supplementary	Watts per m^2	>=20
	After hours operation	Minimum zones per floor	2
	Cool/heating plant redundancy	% peak cooling / heating load	>50%
Tenant Risers	General Exhaust	L/s/m2	0.15
	Commercial kitchen exhaust and commercial	L/s	>=3000
	kitchen make up air	Nu,ber	minimum of 1
	supplementary toilet exhaust	L/s/m2	0.10
	supplementary outside air	L/s/m2	0.30
Lifts	Car Capacity	Number of persons	>=16
	Lateral vibration	mg	<=20
	Waiting time	seconds during any five minute period	up peak <=30
	handling capacity	%	Lunch peak <=40
	Goods lift	number	Up peak >=13
	Goods lift	capacity	Lunch peak >=11
Electrical	Power	VA/m (risers)	>=40
	Lighting	NCC compliance	Yes
	Lighting control	Programmable lighting control zones sqm	<=150
	Building management control systems	type	Full BMCS
Standby Power - Base Building	Lifts	number of lifts	1 lift per rise
	Safety services	Capacity	100%
	house lights and power	Capacity	50%
	Central plant	Capacity	-
	Tenant supplementary capacity	Capacity	100%
	Tenant lights and power	Capacity	Space provisions for tenant generators
	Onsite fuel storage	Hours of operation	12
Building Management	Management personnel	Level of service	Full management and onsite team for buildings greater than 30000 sqm
	Courier coordination	Yes/no	Yes
	Life cycle maintenance	Years	>=10
	Energy and water submetering	yes/no	yes
	IEQ	yes/no	Yes
Communications	Tenant data risers	Number	1/30000 sqm
	MDF room	Number	>=1
	Master antenna television	yes/no	Yes
	Carriers	number	2
	In building mobile coverage	% of building area	100% GFA
Hydraulics	Water storage	hours of operation	2
	Grease line	yes/no	yes for buildings >=30000
	Non portable water system	yes/no	yes
Security	Access system	Type	Proximity
	Control room/security	Location / availibility	Onsite 24/7 for buildings >30000sqm
	CCTV	Extent of coverage	Main public areas/ lobbies, loading docks, goods lifts and all points of entry
	CCTV archive footage storage	Days	30
	Internal floor fire stair access	Yes/no	yes
Amenities	Concierge	Yes/no	Yes for buildings > 20000 sqm
	End of trip facilities	yes/no	yes
	Onsite retail	yes/no	yes
	Access to public transport and amenities	yes/no	yes
Parking	Car park	yes/no	Yes
	Loading docks / delivery bay	yes/no	yes
	Courries parking	yes/no	Yes

DEVELOPING THE PENRITH CBD STRUCTURE



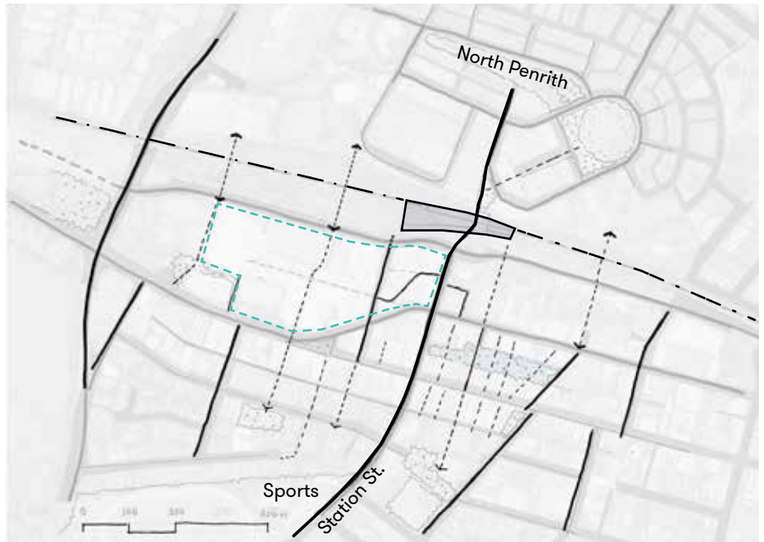
EAST-WEST LINEAR CITY

The Penrith urban structure is predominantly east west orientated, due to:

+ Historic street arrangement towards the Blue Mountains & Nepean River
+ Parallel developments to the rail line (opened in 1863)

Furthermore:

+ Henry Street is a major east-west connection, which has been identified as a 'Complete Street' by the Penrith Progressive Plan 2015. 'Complete street' will provide safe and calm access for pedestrians, cyclists and car users alike.
+ Westfield development is strategically located along Henry Street.



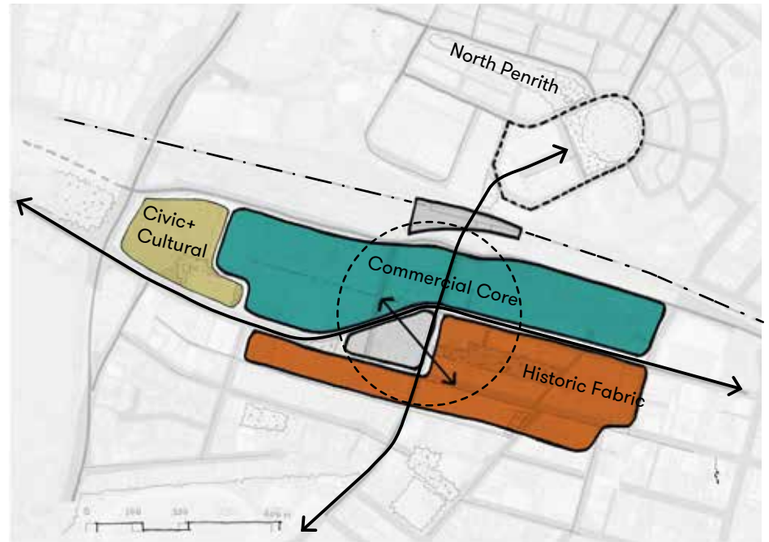
NORTH-SOUTH PEDESTRIAN PERMEABILITY

North south pedestrian links will:

+ Increase permeability of the CBD's ground plane, ensuring greater pedestrian connectivity
+ Strengthen the CBD structure, which is currently east west orientated
+ Enable better pedestrian connections between North Penrith to the Centre and further to the Sports Precinct

Furthermore:

+ Station Street is nominated as a 'Complete Street'
+ Westfield development is strategically positioned along Station Street.



WEAK CENTRALITY

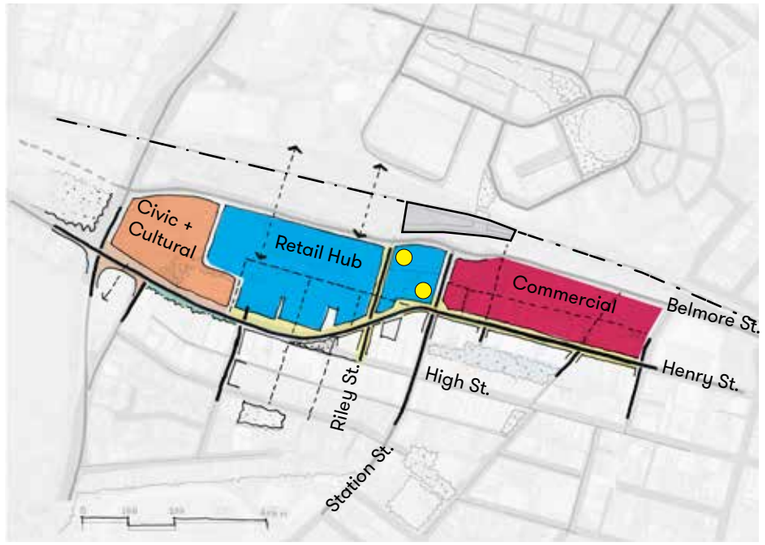
+ Penrith CBD currently lacks a clear Centre of Gravity (COG), which weakens the legibility of the CBD
+ A CBD focal point will bind the expanding City Centre
+ The opportunity for the site is to be part of the 'Focal Area' and capitalise on the associated built form intent.

STRENGTHEN PENRITH CBD STRUCTURE



STRENGTHEN STATION STREET

+ Station Street is the only north south link between North Penrith, the City Centre and the Sports Precinct to the south
+ Station Street has the potential to be an engaging and attractive development spine (Complete Street) as it interfaces with various character areas in the City Centre
+ The Borec Site can enhance and further strengthen the character of Station Street.



ENHANCE HENRY STREET

+ Henry Street links the Cultural and Civic Precinct, the Retail Hub and the Commercial Precinct
+ The feasibility study areas provide the opportunity to support the 'Complete Street' scheme through enhancement and activation of Henry Street
+ The redevelopment of the two feasibility areas can play a catalytic role in the enhancement of the east west link between the Civic and Cultural Precinct and the Commercial Area of the City Centre.



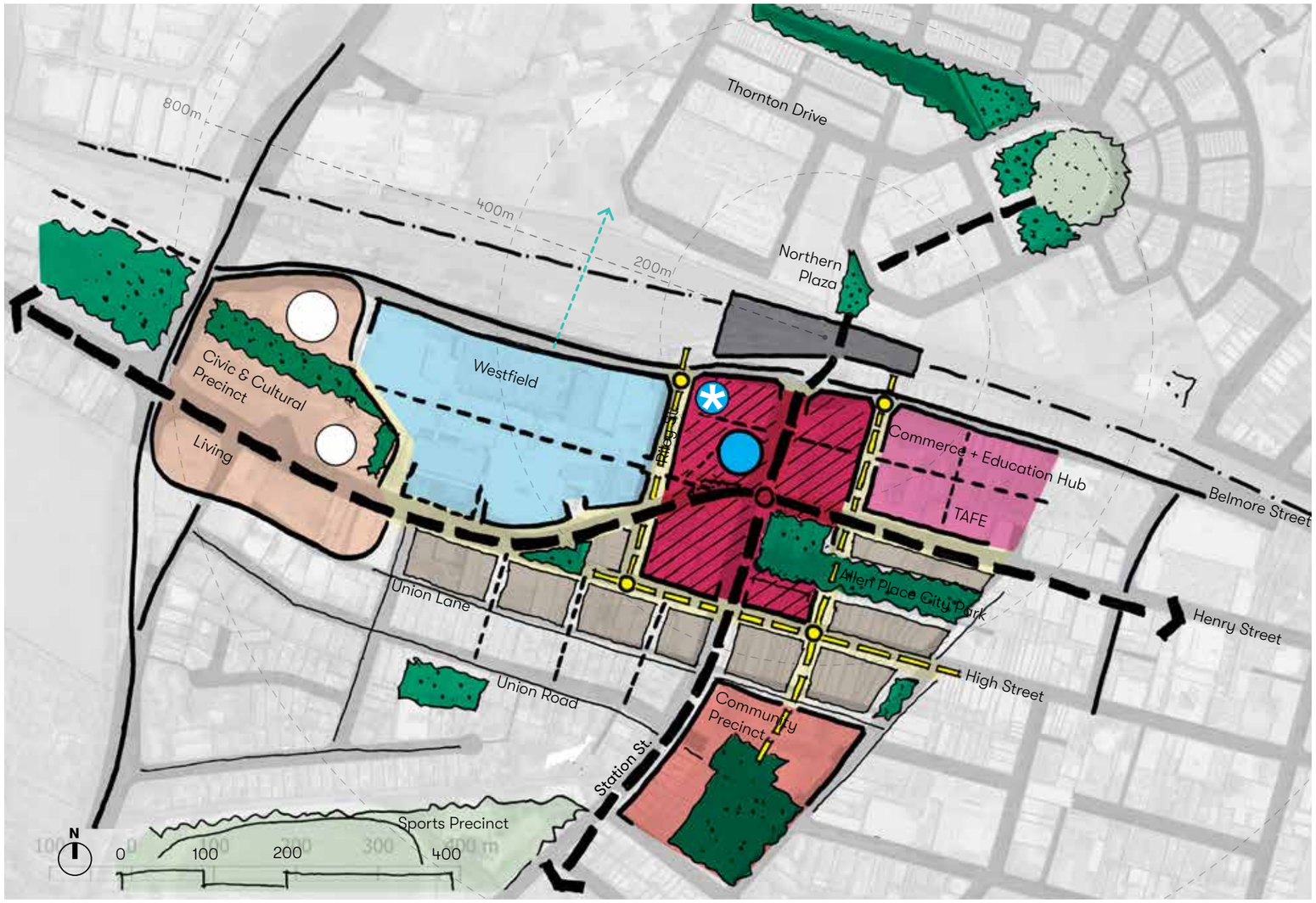
IDENTIFY A FOCAL CORE AREA

There is an opportunity for the Penrith CBD to create a 'Focal Core Area' that will:

+ Create a highly connected and walkable precinct bound by the pedestrian priority streets along High Street, Riley Street, and a future pedestrian link from High Street to Belmore Street via the proposed park
+ Enhance the rich mix of character areas both new and historic
+ Strengthen the Penrith CBD as a Transit Oriented Development

The Site, in the heart of the 'Focal Core Area', is ideally positioned to become a landmark development.

AN INTEGRATED PENRITH CBD WITH A CENTRE OF GRAVITY



Define a focal core area in the CBD

Identify opportunity for landmark development and height

Nodal developments to activate & rejuvenation Henry Street

Active pedestrian link to frame the proposed focal core area

Allen Place City Park to be an integral part of the focal core area

Respect & Enhance heritage and main street character

Reinforce connections to civic and cultural precinct

Pedestrian link to connect commercial and Education hub

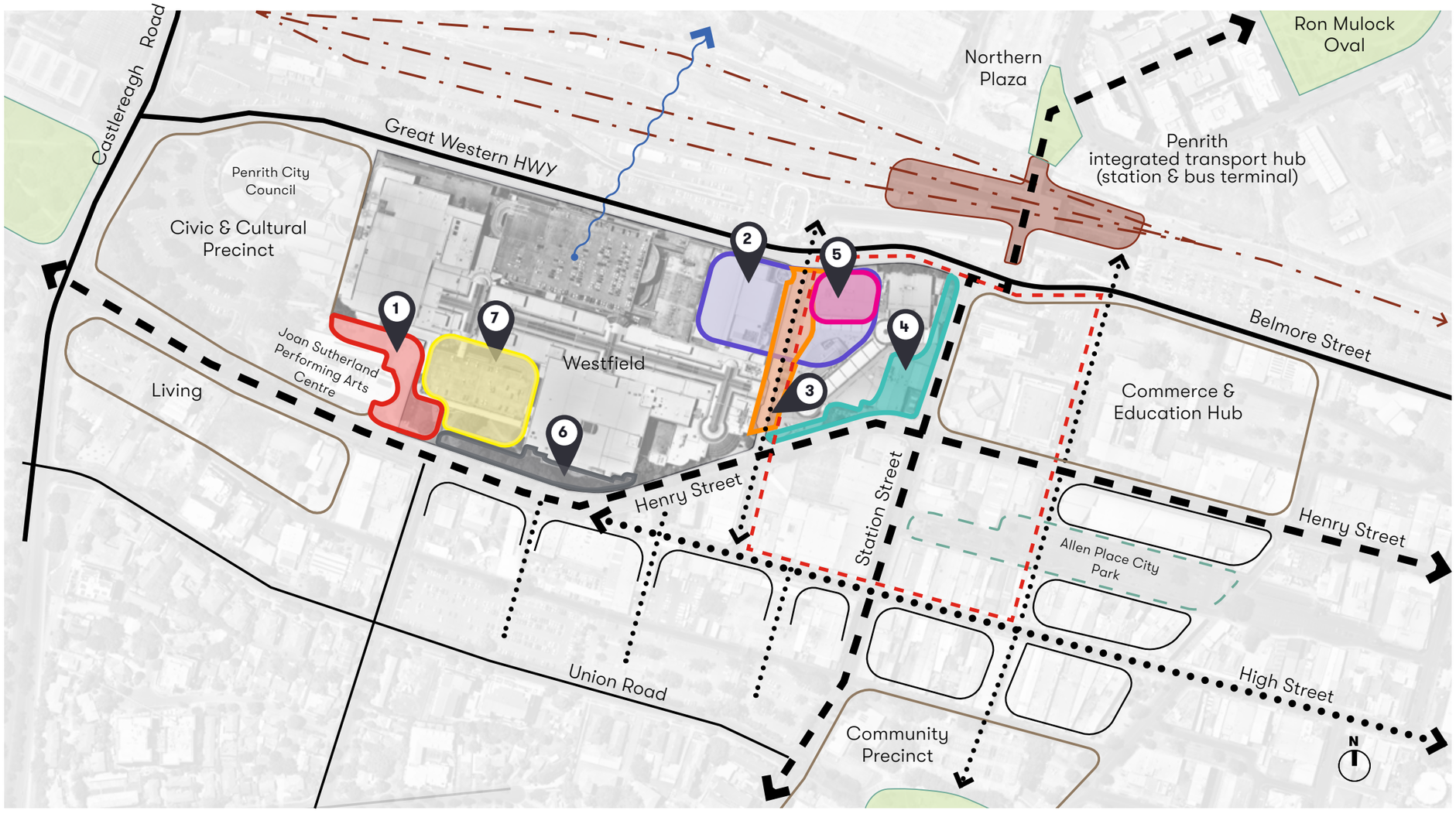
Rejuvenate and connect community precinct

Penrith integrated transport hub - station and bus terminal

Potential extension of car park with opportunity for landscaped edge

Potential future pedestrian link to north Penrith across the rail line

A CONNECTED CENTRAL PRECINCT



KEY / TIMELINE

0-3 Years

1. The Mondo dining & lifestyle Precinct [DA submission]
2. Western Sydney premier entertainment destination

3-5 Years

3. Riley Street 'Eat Street' - Public domain / pedestrianized green street
4. Borec House - proposed mixed use developent site

5-10 Years

5. Identified site for potential further development (including expanded commercial offer)
6. Henry / High Street streetscape renewal

Timing subject to need

7. Proposed future carpark expansion

Active pedestrian link to frame proposed focal core area

Define focal core area in the CBD

Allen Place City Park to be an integral part of the focal core area

Potential future pedestrian link to north Penrith across rail line

Respect & enhance heritage & main street character